

002.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

916,100 / 916,100

USE VALUE:

916,100 / 916,100

ASSESSED:

916,100 / 916,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94-94A		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RAMEIOR LISA B/TRUSTEE	
Owner 2: RAME FAMILY TRUST	
Owner 3:	

Street 1: 94 FAIRMONT ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: RAMEIOR ANNE M & LISA B -	
Owner 2: -	
Street 1: 94 FAIRMONT ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:
Postal: 02474	

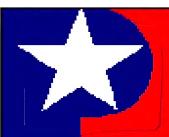
NARRATIVE DESCRIPTION	
This parcel contains .158 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1953, having primarily Wood Shingle Exterior and 2492 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6888.000	414,800		501,300	916,100		1973
							GIS Ref
							GIS Ref
							Insp Date
							08/04/17



USER DEFINED

Prior Id # 1:	1973
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	414,800	0	6,888.	501,300	916,100		Year end	12/23/2021
2021	104	FV	393,100	0	6,888.	501,300	894,400		Year End Roll	12/10/2020
2020	104	FV	393,100	0	6,888.	501,300	894,400	894,400	Year End Roll	12/18/2019
2019	104	FV	353,700	0	6,888.	532,600	886,300	886,300	Year End Roll	1/3/2019
2018	104	FV	353,700	0	6,888.	388,500	742,200	742,200	Year End Roll	12/20/2017
2017	104	FV	331,600	0	6,888.	338,400	670,000	670,000	Year End Roll	1/3/2017
2016	104	FV	331,600	0	6,888.	288,300	619,900	619,900	Year End	1/4/2016
2015	104	FV	276,500	0	6,888.	282,000	558,500	558,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMEIOR ANNE M	1353-62		5/6/2008	Family		1	No	No	
	1019-160		9/1/1986			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/29/2011	355	Manual	1,500					BLOWN IN INSULATIO	8/4/2017	MEAS&NOTICE	HS	Hanne S
7/19/2001	481	Porch	2,000	C				REPLACE PORCH	1/22/2009	Meas/Inspect	345	PATRIOT
									10/19/1999	Inspected	267	PATRIOT
									9/23/1999	Mailer Sent	163	PATRIOT
									9/23/1999	Measured	163	PATRIOT
									8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6888	Sq. Ft.	Site			0	80.	0.91	1									501,314						501,300	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 14 - Multi- TnHs				Full Bath: 1	Rating: Average			PDAS				OF=BMT SINK.								
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Good															
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:															
Foundation: 1 - Concrete				A 3QBth	Rating:															
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average															
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:															
Sec Wall:		%		OthrFix: 1	Rating: Fair															
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1				# Units 1								
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Color: BROWN				A Kits:	Rating:			Other												
View / Desir:				Frl:	Rating:			Upper												
GENERAL INFORMATION				WSFlue:	Rating:			Lvl 2												
				CONDOS INFORMATION				Lvl 1												
								Lower												
								Totals	RMs: 9	BRs: 4	Baths: 1	HB	1							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wal 1 - Drywall				Functional:		%		Interior:	1	6	3	M								
Sec Int Wall:		%		Economic:		%		Additions:	1	3	1	M								
Partition: T - Typical				Special:		%		Kitchen:												
Prim Floors: 3 - Hardwood				Override:		%		Baths:												
Sec Floors:		%		Total: 26.4 %				Plumbing:												
Bsmt Flr: 6 - Ceramic Tile				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 150.00				Heating:												
Bsmt Gar:				Size Adj.: 1.13882685				General:												
Electric: 3 - Typical				Const Adj.: 1.03020000				COMPARABLE SALES												
Insulation: 2 - Typical				Adj \$ / SQ: 175.983				Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S				Other Features: 117800																
Heat Fuel: 1 - Oil				Grade Factor: 1.00																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																
# Heat Sys: 2				NBHD Mod:																
% Heated: 100		% AC:		LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 563623																
% Com Wal	% Sprinkled			Depreciation: 148796					Juris. Factor: 1.00		Before Depr: 175.98									
				Deprecated Total: 414826					Special Features: 0		Val/Su Net: 119.06									
								Final Total: 414800		Val/Su SzAd: 193.11										
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 002.0-0005-0007.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y	18X12	A	AV	2005		0.00	T	11.2	104								
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc				